

# City of Santa Barbara **Planning Division**

## HISTORIC LANDMARKS COMMISSION **AGENDA**

#### AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES

Wednesday, September 10, 2014 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

**COMMISSION MEMBERS:** PHILIP SUDING, Chair

BARRY WINICK, Vice-Chair

MICHAEL DRURY WILLIAM LA VOIE BILL MAHAN

> FERMINA MURRAY **JUDY ORÍAS**

CRAIG SHALLANBERGER

DONALD SHARPE

**ADVISORY MEMBER:** DR. MICHAEL GLASSOW CITY COUNCIL LIAISON: DALE FRANCISCO PLANNING COMMISSION LIAISON: SHEILA LODGE

**STAFF:** JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor

> NICOLE HERNÁNDEZ, Urban Historian MICHELLE BEDARD, Planning Technician GABRIELA FELICIANO, Commission Secretary

> > Website: www.SantaBarbaraCA.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)  Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.  Plans - four sets of folded plans are required at the time of submittal & each time plans are revised.  Vicinity Map and Project Tabulations - (Include on first sheet)  Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.  Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable.  Plans - floor, roof, etc.  Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required	Same as above with the following additions:  Plans - floor, roof, etc.  Site Sections - showing the relationship of the proposed building & grading where applicable.  Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.  Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.  Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions:  Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.  Cut Sheets - exterior light fixtures and accessories where applicable.  Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.  Final Landscape Plans - landscape construction documents including planting,, irrigation plan and water conservation compliance.  Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at <a href="https://www.SantaBarbaraCA.gov/HLC">www.SantaBarbaraCA.gov/HLC</a>. If you have any questions or wish to review the plans, please contact Michelle Bedard, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, extension 4551, or by email at <a href="mailto:MBedard@SantaBarbaraCA.gov">MBedard@SantaBarbaraCA.gov</a>. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**PUBLIC COMMENT.** The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Public comment submitted prior to the scheduled meeting, can be submitted via email to: <a href="https://document.nlm.nih.gov">HLCSecretary@SantaBarbaraCA.gov</a> or by mail to: City of Santa Barbara, Community Development Dept./Planning Div., P.O. Box 1990, Santa Barbara, CA 93102. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

#### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.

- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) They are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.
- AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the HLC Commission Secretary at (805) 564-5470, extension 3310, or by email at <a href="https://example.com/HLCSecretary@SantaBarbaraCA.gov">HLCSecretary@SantaBarbaraCA.gov</a>. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

## LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

#### **NOTICE:**

- A. On Friday, September 5, 2014, at 4:00 P.M., this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at <a href="https://www.SantaBarbaraCA.gov/HLC">www.SantaBarbaraCA.gov/HLC</a>.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on City TV-18, or on your computer at <a href="www.SantaBarbaraCA.gov/CityTV">www.SantaBarbaraCA.gov/CityTVProgramGuide</a>. An archived video copy of this meeting will be viewable the next business day on computers with high speed internet access by going to www.SantaBarbaraCA.gov/HLCVideos.

#### **GENERAL BUSINESS:**

#### A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of August 27, 2014.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

## **ARCHAEOLOGY REPORT**

1. **209 E ISLAY ST** E-1 Zone

(1:45) Assessor's Parcel Number: 027-042-009

Application Number: MST2014-00114 Owner: Peter & Li Camenzind

Agent: Jarrett Gorin
Architect: Doug Leach
Landscape Architect: Suding Design

(Proposal to demolish an existing 3,817 square foot, two-story, single-family residence and detached garage and construct a new 5,852 square foot, two-story, single-family residence with a 719 square foot attached three-car garage. A 2,696 square foot habitable basement is proposed below grade. The project also includes a new 60 square foot detached pool building, relocated driveway, and other site work. The proposed 6,068 square feet of above-grade floor area on 23,870 square foot lot is 124% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)

# **ARCHAEOLOGY REPORT**

2. **725 OLIVE ST** R-3 Zone

(1:50) Assessor's Parcel Number: 031-092-018

Application Number: MST2014-00112 Owner: Louis Sanchez Designer: Edward Deras

(Proposal to add a 937 square foot second story single-family dwelling on an existing 942 square foot single-family dwelling with attached new 376 square foot two-car carport. An existing 908 square foot three-car garage will be demolished. Also proposed on this 5,300 square foot parcel is a 112 square foot deck on top of a portion of the new carport, two uncovered parking spaces, and minimal grading to be balanced on site. The maximum building height will be 29.5 feet and the total floor area will be 1,895 square feet. This project requires Staff Hearing Officer review of a zoning modification.)

(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)

## **ARCHAEOLOGY REPORT**

3. 121 E MASON ST OC/SD-3 Zone

(1:55) Assessor's Parcel Number: 033-084-005

Application Number: MST2014-00375 Owner: SRI Padma, LLC

Owner: SoMo Santa Barbara, LLC

Applicant: Mesa Lane Partners

Architect: Dan Weber

(Proposal for the installation of 13 modified shipping containers to be used for arts-related uses, and a modified Airstream trailer to be used for food service. The proposal includes new overhead site lighting, approximately 791 square feet of landscaped area, portable restroom facilities, and reconfiguration of an existing parking lot to accommodate seven additional parking spaces with tandem parking. Total non-residential building floor area on the site would be 2,994 square feet. Staff Hearing Officer review is requested for a Coastal Development Permit and Development Plan. The project is proposed as a temporary installation until construction commences for the large site redevelopment proposal previously reviewed by the Architectural Board of Review under application MST2014-00115.)

(Review of Phase 1 Archaeological Report prepared by David Stone, Dudek.)

### **CONCEPT REVIEW - CONTINUED**

4. 1118 E CABRILLO BLVD P-R/SD-3 Zone

(2:00) Assessor's Parcel Number: 017-353-001

Application Number: MST2014-00248
Owner: City of Santa Barbara

Applicants: Jill Zachary and Justin Van Mullem

(This is a City Structure of Merit: Cabrillo Pavilion and Stoa. The proposal includes facade repair/renovation, and changes to existing windows and doors, structural upgrades, and upgrading of mechanical, plumbing and electrical systems. Also proposed are site improvements including: improvements to meet accessibility (ADA) requirements, restoration of the beach level promenade, installation of a boardwalk connecting the promenade to the beach, installation of a walkway along the west parking lot, renovation of site landscaping, addition of new outdoor showers, replacement of playground equipment, restoration of the stoa (covered walkway), removal of approximately 16 trees, relocating approximately 32 trees, and 8 new trees, enlargement of the trash enclosure, and addition of a mechanical equipment enclosure. The project requires Planning Commission review for a Coastal Development Permit.)

- a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)
- b. Project Concept Review (Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed by HLC on August 27, 2014.)

## **CONCEPT REVIEW - CONTINUED**

5. 713 SANTA BARBARA ST C-2 Zone

(2:40) Assessor's Parcel Number: 031-081-007 Application Number: MST2014-00390

Owner: Santa Barbara Historical Society

Architect: Richard Redmond

(Proposal to reconstruct a 35 square foot board and batten storage room addition, as per historic photograph, located on the southwest corner of the existing Historic Adobe (originally constructed in 1825). Other alterations to the existing Historic Adobe include adding a new solid iron picket grill on an existing window on the east elevation (the proposed grill is to match those on the adjacent historic adobe), removal of a door and add a new door on the west elevation, add new site steps at the north elevation entry, and adding a new exterior A/C compressor unit. No changes are proposed to the existing Covarrubias Adobe or the Santa Barbara Historical Museum buildings. Both the Historic Adobe (1825) and the Covarrubias Adobe (1830) are City and State Designated Historic Landmarks. The Santa Barbara Historical Museum is on the City's List of Potential Historic Resources.)

(Concept Review. The project was referred from Consent level review on August 27, 2014.)

## **MISCELLANEOUS ACTION ITEM**

6. 224 LOS AGUAJES AVE R-4/SD-3 Zone

(**3:00**) Assessor's Parcel Number: 033-032-007

Application Number: MST2014-00405

Owner: Arne Richard Pedersen

Applicant: Michelle Lang

Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of a wooden shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for zoning modifications.)

(Consider adding the building to the City's List of Potential Historic Resources.)

# **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

7. 224 LOS AGUAJES AVE R-4/SD-3 Zone

(3:03) Assessor's Parcel Number: 033-032-007

Application Number: MST2014-00405 Owner: Arne Richard Pedersen

Applicant: Michelle Lang

Contractor: Santa Barbara Design & Build

(Proposal to construct a total of 654 square feet of one- and two-story additions to an existing, one-story, 839 square foot, single-family residence, and an existing, detached, 165 square foot one-car garage, located on a 3,242 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 654 square feet of additions includes a new 544 square foot second-story addition, and the proposed one-story additions include 82 square feet to the existing residence and 28 square feet to the existing garage. The proposed one-story additions will attach the residence to the one-car garage. The proposal includes one new uncovered tandem parking space, a total of 589 square feet of ground level patios, 177 square feet of second level patios, and a 378 square foot roof deck. The project also includes the removal of a wooden shed, and portions of a concrete patio and porch canopy at the rear of the house. Staff Hearing Officer review is requested for zoning modifications.)

- a. HSSR (Review of a Historic Sites/Structures Report prepared by Alexandra Cole.)
- b. Project Concept Review (Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

#### **IN-PROGRESS REVIEW**

8. 1330 CHAPALA ST C-2 Zone

(3:40) Assessor's Parcel Number: 039-131-001

Application Number: MST2013-00169

Owner: Metropolit Theatres Corporation Architect: Peikert + RRM Design Group

Business Name: Arlington Village

(Proposal for a new, three-story, 41'-5" tall mixed-use development on a 91,000 square foot parcel located at the corner of W. Sola and Chapala Streets. The project will comprise 33 residential apartments (totaling 28,049 square feet) and two commercial units (895 square feet). The new building will total 61,456 square feet, including a 665 square foot exercise room and a 13,884 square foot partially below-grade parking garage. The parking garage will contain 42 spaces, and a surface lot will contain 49 spaces for a total of 91 spaces, with 33 spaces allocated to the residential units, two spaces allocated to the commercial units and 56 spaces allocated to the Arlington theatre. Also proposed is the removal of nine mature trees, with six mature palm trees to be relocated on site. Grading excavation will total 3,400 cubic yards. A detached trash enclosure for the theater is proposed to replace an existing trash enclosure and will be constructed near the northwest corner of the Arlington theatre. A waiver of parking lot interior planter requirements is requested. This parcel is within the 10% Parking Zone of Benefit and contains a designated Structure of Merit: "Arlington Hotel Garden Arch.")

(In-Progress Review. The project requires compliance with Findings and Conditions of Resolution No. 13-091, adopted by City Council on December 10, 2013. The project was last reviewed by HLC on August 27, 2014.)

# **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

9. 100 & 131 CASTILLO ST P-R/SD-3 Zone

(4:05) Assessor's Parcel Number: 033-120-021

Application Number: MST2014-00368 Owner: City of Santa Barbara

Applicant: Mike Wiltshire

(Proposal for site lighting improvements for the existing Pershing Park Ball Field to include the demolition of existing lighting fixtures and installation of 10 new lighting fixtures, placement of underground electrical conduit, upgrades to the existing control system. The proposal includes a new lighting control/monitoring cabinet to be located on a concrete slab within the existing Pershing Park Electrical Facility Room. The parcel is located within both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is provided.)

### **SIGN CONCEPT REVIEW (CONTINUED)**

10. 123 E CAÑÓN PERDIDO ST C-2 Zone

(4:30) Assessor's Parcel Number: 029-291-029

Application Number: SGN2014-00044 Owner: State of California

(Concept proposal for an interpretive sign program consisting of multiple signs for El Presidio State Historic Park.)

(The project was last reviewed by HLC on May 7, 2014.)

#### **CONCEPT REVIEW - NEW**

11. 719 PASEO NUEVO C-2 Zone

(5:00) Assessor's Parcel Number: 037-400-002

Application Number: MST2014-00417

Owner: I & G Direct Real Estate 3, LP

Applicant: Fancher Development
Business Name: California Pizza Kitchen

(Proposal for exterior façade alterations to the existing California Pizza restaurant located within the Paseo Nuevo Mall. The proposal includes replacing the existing tile finish below windows with a new wood finish, replace all exterior patio furniture (tables, chairs, and umbrellas), railing, benches, planters and landscaping, replace the main entry door and refinish all existing doors and frames, and replace all awnings with new fabric (existing hardware to remain). A separate application will be submitted for Sign Committee review to replace existing signage.)

(Action may be taken if sufficient information is provided.)

#### SEE SEPARATE AGENDA FOR CONSENT ITEMS